



Approved by PTBC 4/4/2023

*Allen Reedy*

TOWN OF ARLINGTON  
MINUTES OF THE PERMANENT TOWN  
BUILDING COMMITTEE MEETING

Date: March 21, 2023

Time: 7:00PM

Location: Each of the Committee Members and the Guests Participated Utilizing the ZOOM Videoconferencing Platform or by Phone Conference

Attendance: Bob Jefferson, John Maher, Allen Reedy, Mike Rademacher, Jim Feeney, Bill Hayner

Absent: Rob Behrent, Peter Martini, Brett Lambert,

Guests: Josh Sydney, David Steeves, Monique Rice, Jeff Alberti, Steve Kirby

Chairman Reedy called the meeting to order at 7:04 pm.

TOWN YARD

Mr. Sydney did a photo update of the project showing the following: Building E - maintenance-view from mezzanine 3/7, highway workshop 3/13, sign shop 3/13, and motor equipment repair bay 3/13 Building E - Admin -Grove Street view 3/13, finishes 3/13, corridor 3/13 and side lobby entrance 3/13. Bldg. A - finishes and corridor 3/13. Trench to gas line 3/7, gas connection at Grove St 3/13, fuel island canopy erection 3/7, fuel island canopy 3/13, granite curbing and light pole bases 3/13 and recycling pad over engineered barrier 3/9.

Mr. Sydney then gave an update of the following progress:

He stated his concern about the completion dates and that he is not confident the CM will meet those dates. He had conversations with the CM and relayed his concerns about the work, or lack thereof, by some of the subcontractors and has instructed the CM to do whatever he can to increase production and results. Several subs have been put on notice by the CM including miscellaneous metals, metal panels and the site work. The site contractor needs to remove "red" soil and wants to bill the project for an additional \$80K, which the OPM has disputed. Other areas of concern are with the casework, pre-engineered building, windows, and elevator. Mr. Rademacher did get approval from MWRA for the sewer tie in. And even an early May completion date is being optimistic.

Mr. Maher asked for an opinion from W&S on their view of the project and completion date.

Mr. Steeves responded that Mr. Sydney has done all he can in pushing the CM but feels there is still too much work remaining. He does not feel that early May will be attainable.

The delayed completion date of phase 1 will affect the starting of phase 2. This is because people in Buildings B and D need to be moved out and into Building E. Discussion amongst committee about all the delays and effect on project.

Mr. Sydney updated that there have been additional conversations with Industrial Parties and hopes for movement on that issue. A cost estimate of claims so far was submitted last week and is being reviewed but did not include soft costs. More to follow.

Mr. Sydney presented the following amendment:

Amendment #10 to the Weston Sampson contract for work on LEED for Buildings A & B and Utility rebate costs. Total cost \$39,700.00

A motion to approve was made by Mr. Maher and seconded by Mr. Rademacher.

Motion passed unanimously on a roll call vote, 6-0.

Mr. Sydney presented the following invoice:

- Commodore Builders - Requisition #22 - February 2023- \$1,540,534.79

Motion was made by Mr. Maher and seconded by Mr. Hayner to approve 1 invoice totaling \$1,540,534.79 Motion passed unanimously on a roll call vote 6-0

Mr. Sydney presented the following change orders for approval:

CCR80 - Plywood at salt shed- \$34,629.00. - Zero cost to town budget

CCR54 - Bldg. C slab demo for electrical service \$709.00. - Zero cost to town budget

OCO16 - Includes CR123, CR132, CR137 and several CCRs. Total amount -\$1,781.31 credit

A motion to approve the 3 change orders was made by Mr. Maher and seconded by Mr. Hayner

Motion passed unanimously on a roll call vote, 6-0.

Mr. Sydney reviewed the Budget Allocation log and said that the only change was OCO16.

He reviewed the CM Contingency log and stated CM was -\$121,907 into fee.

He reviewed the CR exposure log and stated there was approximately \$300,000.00 remaining.

Mr. Sydney discussed the issue of the FFE, Security and IT equipment that they had pricing and would probably be ordering for all common areas of Bldg. E by next week. He also explained the budget for those items and that there was not enough funding in the budget. Mr. Rademacher then explained the situation and a plan for how to deal with issues and he was comfortable with it for now and would review as we move forward, and the budget adjusts later in project.

Mr. Sydney wanted approval to move forward with the plan as explained and order equipment within the budget. Motion was made by Mr. Maher, seconded by Mr. Hayner authorizing the project team to move forward with ordering FFE and equipment. Motion passed unanimously on a roll call vote 6-0.

## CENTRAL SCHOOL

Mr. Kirby presented the following update:

Progress Update (since 3/7/23)

- Building sign #2 rejected. Width too narrow for granite posts. New sign being fabricated.
- Closeout documents, now including as-built drawings, under review. A/E issued comments.
- Items to be completed include: HVAC punch-list (TAB and diffuser noise), final HVAC commissioning, paint GF elevator door, final closeout, copy of project files from Procore.
- Warranty list needs to be direct from Town to applicable contractor.

- Open/disputed COP meeting held with KSR on 3/17/23. CO #25 has been agreed to by Vertex and KSR and was presented as the final settlement of payments due to KSR.

- Budget update

VERTEX BUDGET UPDATE

Total Project Budget Status (rounded)

KSR contract \$6,053,000

KSR CO #1-24 \$ 608,593

KSR CO #25 to be issued \$ 17,726

Pending COPs \$ 0

Rejected COPs on KSR list \$ 0

Hard Cost Total \$6,679,319

Soft Costs \$2,121,930

Project Total \$8,801,250

Total Appropriations \$8,550,000

Balance (\$246,250)

Funding Sources:

ADA Funds \$ 148,141

Window restoration Funds \$ 250,000

FFE Adjustment \$ 6,050

Current Balance Remaining \$ 157,941

Motion was made by Mr. Maher, seconded by Mr. Hayner to approve the minutes of the March 7, 2023 meeting. Motion passed on a roll call vote 5-0-1. Mr. Reedy abstaining.

The Committee members wanted to thank Mr. Hayner for his years of dedication and service to this committee. This will be Mr. Hayner's last meeting as he steps down from the School Committee and his position on the PTBC.

Whereupon a motion was made by Mr. Maher seconded by Mr. Hayner to adjourn at 8:32 PM and it was unanimously voted.

NEXT MEETING - TUESDAY APRIL 4, 2023 - 7:00 pm

Respectfully Submitted,  
Robert Jefferson